**Profile of Chegutu Municipality**

- Chegutu Municipality is located in Chegutu District, Mashonaland West Province, in Central Northern Zimbabwe.
- Chegutu town is strategically located at the junction of two major international roads, that is, 106km South west of Harare along the Harare-Bulawayo highway, 90km from Chinhoyi, the Provincial capital of Mashonaland West Province.
- Excellent road and rail networks passing through the heart of Chegutu, are gateways to major local and regional cities.
- To the south: Kadoma, Kwekwe, Redcliff, Gweru, Bulawayo, Plumtree (border with Botswana) and Beitbridge (border with South Africa);
- To the north: Norton, Harare, Bindura, Nyamapanda (to the border with Mozambique);
- To the west: Chinhoyi, Karoi, Kariba, Chirundu (to the Zamblan border post);
- Highway and railway line provide efficient logistical networks for both raw materials and finished products destined to the various marketing centres, as well as human traffic.
- Air travel: upto Robert Mugabe International Airport then by road to Chegutu.
- Geographically, the municipality is a fairly large and diverse community covering 3 104 hectares with a current population of 50 590 (2012 Census).
- It is the commercial and administrative centre of the vast Chegutu District.
- Significant features include a rich thriving agricultural and mining hinterland ideal for extractive and value addition industries.
- Boasts of Industrial giants such as David whitehead Textiles, Chegutu Canners, Sable Chickens, Fresh and Frozen, Charles Stewart Chickens, ZMDC mines, Cottco, Cargil, and has 16 grain silos.
- High calibre of skilled, semi skilled and unskilled employable population in farming, mining and manufacturing industries.
- Expert In wide stakeholder engagement.
- Gender sensitive budgets approved by the Ministry of Local Government, Public Works and National Housing.
- Highly planned commercial, industrial, institutional, residential and social facilities.
- Extensive spatial expansion potentional over 6 reserved surrounding farms with the Master Plan at an advanced level of preparation.

**For more Information, visit us at:** www.chegutumunicipality.co.zw

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The Municipality of Chegutu offers various opportunities for the serious investor. A number of these opportunities are listed hereunder. It should, however, be emphasized that the options are not limited to those on the list. The Municipality is geared and ready to assist any investor concerning any type of investment.

- Hotel/Motel Sites
- Residential Housing Development
- Flat Development
- New Modern Central Business District Commercial Development (large shopping mall/complex)
- District/Local Commercial Centre Development
- Water Treatment and distribution
- Sites for Industrial development (chrome smelting etc.)
- Sites for educational facilities
- Site for Road Port and related commercial facilities

**Standard Conditions of Sale of Land**

**Selling Price**
Payment of the full purchase price or 25% of the deposit + 15% VAT on the full purchase price with the balance payable over a period of 24 months at 6% interest per annum.

**Development**
In terms of the model building bylaws 1977 as adopted by the Municipality, building plans should be submitted to and approved by the Municipality before commencement of any building operations/construction. A minimum of 66% site coverage will be permitted. Adequate onsite parking space to be provided for all traffic likely to be generated by the proposed development/activities.

The stand should not be occupied until:

a) A potable water supply has been installed and connected thereon.

b) An approved sanitary system to the satisfaction of the Town Engineer has been installed and connected thereto.

c) An occupation certificate has been issued by the Municipality.

d) Development should commence within six months of the date of sale.

**Services**
- Sewer and water connection costs will be indicated and are payable by the developer.
- Survey fees are for the account of the developer.
- Servitudes for electricity, sewage and water supply to be granted upon request over the property.

**Deeds**
Transfer shall be passed in favor of the purchaser upon full compliance with the minimum building requirements. Alternatively transfer may be granted subject to simultaneous registration of a mortgage bond in favor of a financial institution, provided such bond is sufficient to cover the construction costs for the buildings approved on the property.

**Environmental Protection**
No plant, equipment or machinery is to be installed or utilized that will give rise to excessive pollution of the environment. Appropriate measures shall be taken to ensure that emissions or pollution is minimized, contained or maintained at acceptable levels.

**How to Apply for Land/Submission of Proposals**
Prospective investors are advised to submit the following information together with their applications:

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**SCHEDULE OF INVESTMENT OPPORTUNITIES IN CHEGUTU MUNICIPALITY**

<table>
<thead>
<tr>
<th>Location</th>
<th>Size</th>
<th>Project Profile</th>
<th>Remarks</th>
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<tbody>
<tr>
<td><strong>HOTEL/MOTEL SITES</strong></td>
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<tr>
<td>Chegutu-Bulawayo Highway</td>
<td>2.9ha</td>
<td>Development of a new modern Hotel/Motel and Conference Centre along a major highway.</td>
<td>Municipality soliciting for an Investor. Serviceable stand with access to roads and water.</td>
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<tr>
<td><strong>TRANSPORT</strong></td>
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<tr>
<td>Chegutu-Bulawayo-Chinhoyi intersection</td>
<td>4ha</td>
<td>Development of a modern Road Port comprising of a Bus Interchange, truck Inn, fuel station, restaurants, offices and accommodation facilities for local and international travellers</td>
<td>Municipality looking for investors/joint venture partners for the project.</td>
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<tr>
<td><strong>HOUSING DEVELOPMENT</strong></td>
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<td>Umovo Farm</td>
<td>800ha</td>
<td>Development of 7000+ low cost housing. Project involves construction of onsite and offsite infrastructure for roads, water and sewage services as well as low cost housing units.</td>
<td>Municipality seeking Loan/Investor/Joint Venture Partner for the project.</td>
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<tr>
<td>Chegutu-Bulawayo Highway</td>
<td>400ha</td>
<td>Development of high quality middle to low density housing suburb. Project involves construction of roads and water infrastructure as well as modern double and single storey housing units. Sewage is through septic tanks.</td>
<td>Municipality seeking Investors/joint Venture Partners</td>
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